



## **NORTHWEST ASSOCIATED CONSULTANTS, INC.**

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### **MEMORANDUM**

TO: Sunfish Lake Mayor and City Council

FROM: Michelle Barness

DATE: February 24, 2016

RE: Sunfish Lake – Planning Update for March City Council Meeting

NAC FILE: 211.02 - General

3/2/16 CC Mtg.  
**Agenda  
Item  
6b**

#### **February 2016 Planning Commission Meeting**

Site and Building Plan Review. The Planning Commission met on February 17<sup>th</sup> to discuss the site and building plan ordinance and review process. Commissioners considered how the ordinance currently classifies minor or major plan reviews, what information is required to be submitted by applicants, and what review practices could be adjusted to make the process more efficient for staff and applicants alike. The Planning Commission generated a list of findings to be discussed at a joint meeting with the City Council. The joint meeting was originally scheduled for March 2<sup>nd</sup> but not all Planning Commissioners or Council members could be in attendance and the meeting was cancelled. Planning staff requests the Council consider rescheduling the joint meeting to discuss site and building plan reviews for 5:30 pm the evening of April 5, 2016, prior to the regularly scheduled Council meeting.

#### **Scoping Environmental Assessment Worksheet (EAW) Response for the Minnesota Vikings Facility and Mixed Use Development.**

Sunfish Lake staff received a request to review and respond to a Scoping Environmental Assessment Worksheet (EAW) for an Alternative Urban Areawide Review (AUAR) for a Minnesota Vikings facility and mixed use development in the City of Eagan. The purpose of the Scoping EAW comment period was to gather comments regarding proposed development scenarios and relevant issues to be analyzed with the AUAR.

The 203 acre AUAR area that is the subject site of the review is located at the southeast corner of I-494 and Lone Oak Parkway in Eagan. The AUAR includes the review of a

Minnesota Vikings development project including a new athletic/recreational complex with a stadium and corporate facilities, as well as associated mixed-use development including residential, commercial, and open space uses. The AUAR will review three possible development scenarios, from that development permitted by the current Eagan Comprehensive Plan, to two development scenarios of increasing intensity that would require a comprehensive plan amendment to permit additional mixed-use land uses. An aerial of the project location and a development concept have been provided with the planning update as Exhibit A.

Planning staff reviewed the Scoping EAW and provided a response to Eagan planners regarding traffic and environmental impact concerns for the community of Sunfish Lake, including requesting Eagan address the following:

- Potential impacts of access to Delaware Avenue / CSAH 63 from the Vikings development.
- The potential of loading issues where access from the Vikings development occurs at Delaware Avenue / CSAH 63.
- Traffic increases on Delaware Avenue / CSAH 63 north of I-494 as a result of the Vikings development.
- Whether the scale of the proposed development will have noise, lighting, or other visual impacts for Sunfish Lake residents? If so, what steps are being taken to address the land use impacts on nearby low density residential development?

The City of Eagan addressed these concerns in attached Exhibit B. They state that traffic analysis in the AUAR and a Mitigation Plan will address traffic concerns in more detail. Sunfish Lake will have an opportunity to review these documents and respond with additional comments or questions. In addition, the City of Eagan indicated that MVZ Ventures, the developer for the project, is modifying the site plan presented in the Scoping EAW to move the stadium away from the northern edge of the AUAR area. This change will result in an increased linear distance and grade separation between the development and Sunfish Lake residents. Further, the Vikings head quarters and practice facilities will be located between the stadium and I-494, which will block it visually and reduce noise impacts to surrounding neighborhoods. It was also explained that the project will use downcast light fixtures intended to prevent off site glare from affecting residents north of I-494.

Staff will review the AUAR and Mitigation Plan once completed by the City of Eagan and will notify the City if any continuing concerns are apparent in the proposed development scenarios at that time. A final response letter will then be drafted on behalf of Sunfish Lake and forwarded to the City of Eagan.

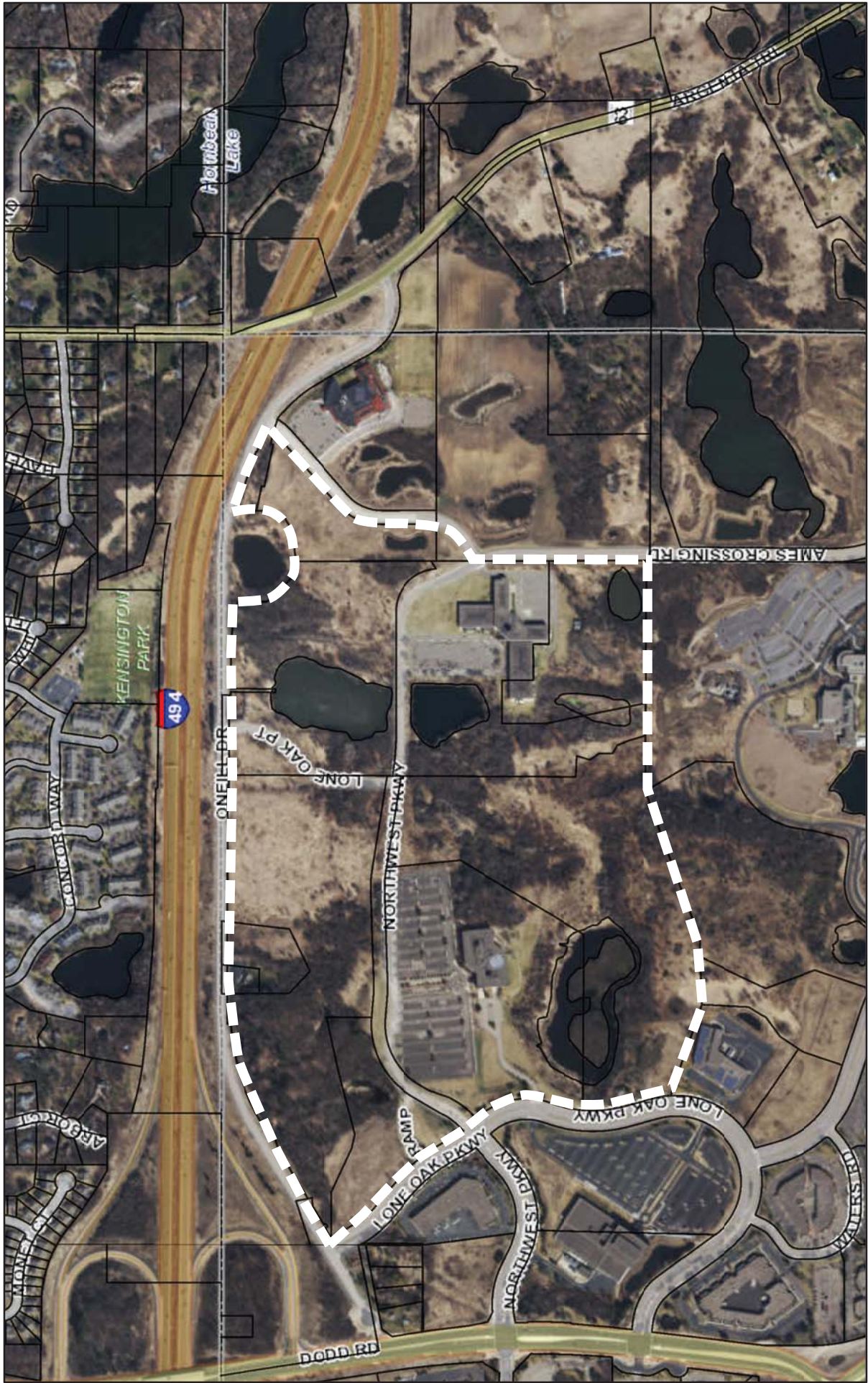
### **March 2016 Planning Commission Meeting**

If directed by the Council, the Planning Commission will meet to discuss site and building plan review processes in order to determine how project submission requirements, and the resultant review process, might be amended to reduce applicant fees. Recommendations from the Planning Commission will be presented to the Council at a joint meeting.

c: Catherine Iago, City Clerk  
Tim Kuntz, City Attorney  
Don Sterna and Eric Eckman, City Engineers  
Mike Andrejka, Building Official  
Jim Naves, City Forester  
Ron Wasmund, Septic System Inspector



# AUAR Study Area: Vikings Facility & Mixed Used Development



February 24, 2016

**EXHIBIT A**

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.



**Figure 6-1 Site Plan**



**Table 6-2 Development Phases**

|                | Land Use                      | Proposed Construction Schedule |
|----------------|-------------------------------|--------------------------------|
| <b>Phase 1</b> | Vikings training facility     | 2016-2018                      |
|                | Headquarters building         | 2016-2018                      |
|                | Stadium                       | 2016-2018                      |
| <b>Phase 2</b> | Medical offices               | 2017-2019                      |
|                | General offices               | 2018-2021                      |
|                | Hotel/Conference Center       | 2019-2021                      |
|                | General offices               | 2019-2021                      |
|                | Retail                        | 2019-2021                      |
|                | Multifamily residential units | 2019-2021                      |
| <b>Phase 3</b> | Retail                        | 2020-2021                      |
|                | Multifamily residential units | 2020-2025                      |
|                | Medical offices               | 2021-2023                      |
| <b>Phase 4</b> | Medical offices               | 2025-2028                      |
|                | General offices               | 2026-2029                      |
|                | Multifamily residential units | 2025-2030                      |



# City of Eagan

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The Lone Oak Tree  
The symbol of  
strength and growth  
in our community.

## Summary of Comments Received on Vikings AUAR Scoping EAW

### INTRODUCTION

The Environmental Assessment Worksheet (EAW) published December 23, 2015 is intended to serve as a scoping document for an Alternative Urban Area-Wide Review (AUAR) covering a 203.64 acre property in the southeast quadrant of State Highway 149 and Interstate 494, between Lone Oak Road and Ames Crossing Road in the City of Eagan, Minnesota.

In addition to providing information and seeking input related to the proposed project, this scoping document is intended to set the boundaries of the AUAR and identify the development scenarios to be analyzed through the review. The three scenarios include Scenario 1, the existing adopted Comprehensive Plan; Scenario 2, the proposed Comprehensive Plan Amendment; and Scenario 3, what is considered to be a Maximum Buildout scenario.

An important part of this scoping process was two informational meetings held at Eagan City Hall. The first meeting, held on December 15, focused on traffic and transportation related issues. The second, held December 16, focused on all other environmental issues. Subsequent communications with the participating agencies and communities clarified questions and concerns and provided opportunities to refine the analysis and share information.

Several of the commenters mentioned the Regional Roadway Visioning Study that was completed in 2010. It is important to note that study assumed the full build out of the subject property based on the existing Comprehensive Plan, which assumed approximately 1,900,000 square feet of office space. The City of Eagan has implemented all of the improvements identified in that Study, except those directly related to a potential interchange at Argenta Trail and Interstate 494 in Inver Grove Heights.

In regard to the potential future interchange in the vicinity of Argenta Trail, the City of Eagan supports the continued exploration of this interchange. However, as this interchange is not currently funded, nor is it included in MnDOT's 20-year plan, the traffic operations analysis for this project will not assume construction of this interchange per customary direction by both the Metropolitan Council and MnDOT. At this time, the City of Eagan does not anticipate that traffic operations resulting from the proposed development will require construction of this interchange as mitigation. A complete traffic operations analysis, as well as any mitigation measures needed to address poor traffic operations resulting from the proposed development, will be discussed in the Draft AUAR.

The Maximum Build Scenario anticipates a 72% increase in the total square footage of development over the existing Comprehensive Plan. However, because the proposed development represents a mixture of uses it actually

represents the equivalent of a 42% net increase in peak hour traffic over the existing Comprehensive Plan. This is due to differences in traffic peak periods and the opportunity to intercept trips internally.

The following table represents preliminary analysis completed for the Draft AUAR and compares the traffic associated with the Existing Comprehensive Plan and the Maximum Build Scenario. "Internal Capture" refers to trips generated by the land uses on the site that would end at another land use within the site, and thus would not impact traffic outside the AUAR area.

**Summary of Entering and Exiting Trips by Peak Hour in AUAR Area**

| Internal Capture<br>Assumed? | No-Build Condition<br>as per Comp. Plan<br>(1.89 msf office) |         | Maximum Build<br>with MVZ Site<br>(3.25 msf mixed use) |         |          |         |
|------------------------------|--------------------------------------------------------------|---------|--------------------------------------------------------|---------|----------|---------|
|                              | No                                                           |         | No                                                     |         | Yes      |         |
|                              | Entering                                                     | Exiting | Entering                                               | Exiting | Entering | Exiting |
| AM Peak Hour                 | 1,767                                                        | 241     | 2,929                                                  | 1,174   | 2,507    | 828     |
| PM Peak Hour                 | 373                                                          | 1,821   | 1,703                                                  | 3,082   | 1,339    | 2,666   |
| Pre-Event Hour               | 373                                                          | 1,821   | 3,141                                                  | 2,395   | 2,777    | 1,979   |

Necessary mitigation measures will be described for the study area intersections in the Draft AUAR. Since additional traffic at these locations is already minimal, and it will be dispersed even more beyond these locations, the City believes that the original agreed upon study area and mitigation strategies described in the Scoping EAW are sufficient to describe potential traffic impacts due to site-related development.

The following organizations submitted comments on the Scoping EAW:

- Department of the Army Corps of Engineers
- Minnesota Pollution Control Agency
- Minnesota Department of Natural Resources
- Minnesota Department of Transportation
- Metropolitan Council
- Dakota County
- City of Inver Grove Heights
- City of Sunfish Lake
- City of Mendota Heights

Their comments are summarized below and responses to those comments are provided in the following format:

**COMMENTING ORGANIZATION**

Summarized comment  
**Response to comment**

**Mitigation Plan. The AUAR will identify the permits that would be required to dig a new well and the analysis necessary to secure this permit.**

With an additional 800-1,000 residential units, additional open space will be needed.

**Response: Park and open space needs related to residential uses will be addressed by the City and the proposer through the development approval and subdivision process.**

## **SUNFISH LAKE**

Traffic impacts to Delaware Ave. east of the Vikings facility development are a concern for Sunfish Lake. Sunfish Lake specifically notes the following issues:

- The impacts of access to Delaware Avenue / CSAH 63 from the Vikings development.
- The potential of loading issues where access from the Vikings facility occurs at Delaware Avenue / CSAH 63.
- Traffic increases on Delaware Avenue / CSAH 63 north of I-494 as a result of the Vikings development.
- Steps being taken to address the traffic and roadway impacts.

**Response: Traffic analysis in the AUAR and the Mitigation Plan will address these comments.**

Single family parcels in the southwest corner of Sunfish Lake are approximately one-quarter mile away from the nearest portion of the proposed Vikings development. This distance forms some natural buffer between the potentially dense Vikings development and the low density residential neighborhoods of Sunfish Lake. However, multiple large buildings are proposed with the Vikings development (potentially up to 15 stories high or 150 feet in the case of potential office buildings, a hotel and a conference center). Can this scale of development have noise, lighting, and other visual impacts as far as one-quarter mile away? If so, what steps are being taken to address the land use impacts on nearby low density residential development in Sunfish Lake?

**Response: The Developer is modifying the site plan presented in the Scoping EAW to move the stadium away from the northern edge of the AUAR area, resulting not only in a greater linear distance from both Mendota Heights and Sunfish Lake residents, but also grade separation as the new location sits at a lower elevation.**

**This change will place the headquarters and practice facilities between the stadium and Interstate 494, both screening it visually and blocking noise emanating from the stadium. In addition, the Draft AUAR will include statements about the nature of the proposed sound system and related controls and the downcast light fixtures that will prevent off site glare from affecting residents to the north of the freeway.**

## **MENDOTA HEIGHTS**

As part of the Traffic Impact Study, the following scenarios should be considered: